118.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,600 / 681,600
					USE VALUE:	681,600 / 681,600
					ASSESSED:	681,600 / 681,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YAKOVAC MICHAEL & ERIN C
Owner 2:	
Owner 3:	
Street 1:	163 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	YAKOVAC MICHAEL -
Owner 2:	COFFEY ERIN -
Street 1:	163 WRIGHT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1696 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8000.000	219,600		462,000	681,600
Total Card	0.184	219,600		462,000	681,600
Total Parcel	0.184	219,600		462,000	681,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.89 /Parcel: 401.89

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 76045

GIS Ref

GIS Ref

Insp Date 12/07/18

!9161!

PREVIOUS ASSESSMENT

Parcel ID 118.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	219,600	0	8,000.	462,000	681,600		Year end	12/23/2021
2021	101	FV	212,000	0	8,000.	462,000	674,000		Year End Roll	12/10/2020
2020	101	FV	212,000	0	8,000.	462,000	674,000	674,000	Year End Roll	12/18/2019
2019	101	FV	187,000	0	8,000.	455,400	642,400	642,400	Year End Roll	1/3/2019
2018	101	FV	187,000	0	8,000.	349,800	536,800	536,800	Year End Roll	12/20/2017
2017	101	FV	187,000	0	8,000.	330,000	517,000	517,000	Year End Roll	1/3/2017
2016	101	FV	187,000	0	8,000.	303,600	490,600	490,600	Year End	1/4/2016
2015	101	FV	186,100	0	8,000.	283,800	469,900	469,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:34:48

LAST REV

Date	Time
09/03/19	14:07:21
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9161

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
YAKOVAC MICHAEL	68078-248		9/26/2016	Convenience	10	No	No		
TENNEY BRADFORD	63788-137		6/20/2014		485,000	No	No		
	12325-149		11/8/1972		27,000	No	No		N

USER DEFINED

Prior Id # 1:	76045
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/15/2018	1167	New Wind	9,011	C				
5/30/2018	718	New Wind	9,011	C				
9/18/2015	1372	Manual	18,000		9/18/2015			Plumbing for bath.
6/24/2015	793	Manual	450		6/24/2015			Add insulation and
9/16/2008	1142	Redo Kit	17,800					basement re-do re-
6/10/2003	439	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	Inspected	PH	Patrick H
10/30/2018	Missed Appt.	CC	Chris C
9/26/2018	MEAS&NOTICE	CC	Chris C
11/19/2008	Meas/Inspect	345	PATRIOT
4/13/2000	Inspected	264	PATRIOT
2/14/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.83	6									462,000						462,000	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	462,000	Spl Credit		Total:	462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	134.452
Other Features:	83096
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	298367
Depreciation:	78769
Depreciated Total:	219598

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2008
Baths:	
Plumbing:	
Electric:	
Heating:	2008
General:	

RES BREAKDOWN

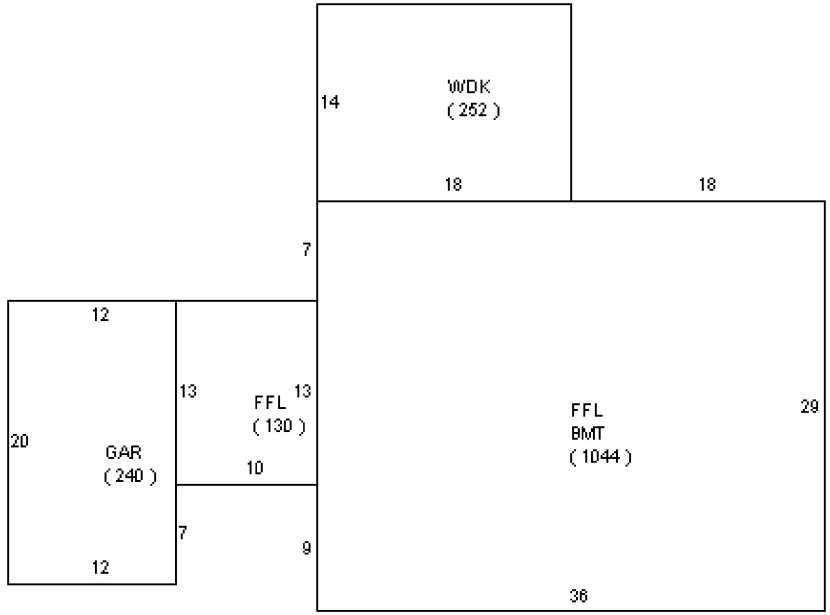
No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.45
Special Features:	0	Val/Su Net:	81.03
Final Total:	219600	Val/Su SzAd	187.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,174	134.450	157,847
BMT	Basement	1,044	46.790	48,848
WDK	Deck	252	9.930	2,502
GAR	Garage	240	25.310	6,075

Net Sketched Area:	2,710			Total:	215,272
Size Ad	1174	Gross Area	2710	FinArea	1696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

118.0-0003-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	